

Applicant Outreach Summary

Project Name: Hilltop Plaza Rezoning

Stakeholders:

- Commercial neighbours
- Residents on Capitol Hill Crescent NW
- Banff Trail Community Association
- Ward Councillor

What did you hear?

The main issues brought up were with regards to blocking views and creating shadows and whether if it will be a hotel development. We can convey with great confidence that it will not be a hotel development as there is abundance of them in the area. Otherwise we received a positive feedback from the community.

How did stakeholder input influence decisions?

The community are generally in favour of the development and any issues with regards to views and shadowing shall be analyzed and explored sensitively at a much more detailed stage such as development permit. We welcome other comments with regards to the development and look forward to addressing them in the later stages of the project.

Community Outreach Feedback:

Commercial Neighbours:

1. Spoke with a lady who represented the hotel owners in Banff Trail who advised if our client's intent is to develop another hotel, they won't be supportive as the hotels are saturated. We advised that under the current zoning, hotel is a discretionary use and that our client does not intend to build another hotel.
2. Spoke with a gentleman who owned the parcel south of our subject parcel who also wanted to know if we were to develop a hotel. We advised that our client's intent is develop a mixed-use development, retail and commercial on the podium level(s) and apartment units on the upper floors
3. Spoke with a hotel owner who wanted to confirm the exact location of our subject application. They had no comments.

Residents on Capitol Hill Crescent NW

1. Spoke on the phone for 22 minutes with a home owner who inquired if this application may affect them. We responded that our parcel is located on their NW and given the large distance between us and the Banff Trail NW and the LRT track, we don't think our proposed application and future development may impact them.

2. Received an email from a homeowner who was concerned how the future development may impact their views towards West:

I live on Capitol Hill Crescent NW. I received your note in the mail regarding the possible plan for the Hilltop Plaza project. In the not too distant past the view out my front window was relatively open and a main reason to buy in this location. The motels/hotels across from my home were about 2 stories high. Some redevelopment occurred several years ago and I now look out at a 6 story Holiday Inn hotel which partially blocks evening sun but luckily there is space between the new hotels to still see sun and sky. It seems like a very reasonable size for the area. The development being proposed for 16 to 17 storeys will be like a wall blocking out sunlight, sightlines and frankly completely change the feel of the area from open to high-rise.

As the architects for the project I can understand that you would be excited about the possibilities.

There absolutely does need to be new development on that proposed block but this seems a huge jump in size given the surrounding building. I don't know if there is a way to create a building that could at least have some separation for sun/light to go between "towers" for anything higher than 8 floors. It would be a huge difference to at least be able to see between/through the building if you get the go ahead to build that high.

Thanks for the information about the proposal. Although it makes me incredibly sad to hear that this may happen, I do support densification and understand this space is very valuable and viable. I look at university city as the kind of development I had hoped would happen in the area but I know that building up is certainly bigger bang for the buck.

We responded that at the Development Permit stage we will make sure we can develop a building form that will be less blocking the West views.

Banff Trail Community Association:

We did not receive any comments to our letter sent to them nor our 2 voice messages nor our e-mail to the only email address provided on their telephone messaging system.

Ward Councillor:

We virtually met with the Ward Councillor and based on her feedback increase the requested FAR and height on our application. The Councillor commended us for showing an active frontage on the back lane side as well and creating an exciting and innovative building form.